067.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,400 / 642,400
					USE VALUE:	642,400 / 642,400
					ASSESSED:	642,400 / 642,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIRD EVELYN E/ TRUSTEE
Owner 2:	RICHARD S & EVELYN E BIRD
Owner 3:	JOINT REVOCABLE TRUST
Street 1:	107 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIRD RICHARD STEWART-ETAL -
Owner 2:	BIRD EVELYN E -
Street 1:	107 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6698.000	247,400	3,800	391,200	642,400
Total Card	0.154	247,400	3,800	391,200	642,400
Total Parcel	0.154	247,400	3,800	391,200	642,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.60 | /Parcel: 448.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43036

GIS Ref

GIS Ref

Insp Date 10/02/18

!5744!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,400	3800	6,698.	391,200	642,400		Year end	12/23/2021
2021	101	FV	239,800	3800	6,698.	391,200	634,800		Year End Roll	12/10/2020
2020	101	FV	239,800	3800	6,698.	391,200	634,800	634,800	Year End Roll	12/18/2019
2019	101	FV	196,500	3800	6,698.	391,200	591,500	591,500	Year End Roll	1/3/2019
2018	101	FV	202,900	3800	6,698.	262,700	469,400	469,400	Year End Roll	12/20/2017
2017	101	FV	202,900	3800	6,698.	251,500	458,200	458,200	Year End Roll	1/3/2017
2016	101	FV	202,900	3800	6,698.	229,100	435,800	435,800	Year End	1/4/2016
2015	101	FV	191,600	3800	6,698.	184,400	379,800	379,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:41:46

LAST REV

Date	Time
07/19/21	15:57:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5744

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRD RICHARD ST	58936-458		4/23/2012	Convenience		No	No		Richard S Bird dod 2/6/2021
	9604-125		9/1/1981			No	No		Y

USER DEFINED

Prior Id # 1:	43036
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Meas/Inspect	294	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6698		Sq. Ft.	Site		0	70.	0.83	11			Med. Tr	-10					391,191						391,200	

Total AC/HA:	0.15376	Total SF/SM:	6698	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,191	Spl Credit		Total:	391,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99584043
Adj $ / SQ:	174.770
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358509
Depreciation:	111138
Depreciated Total:	247371

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

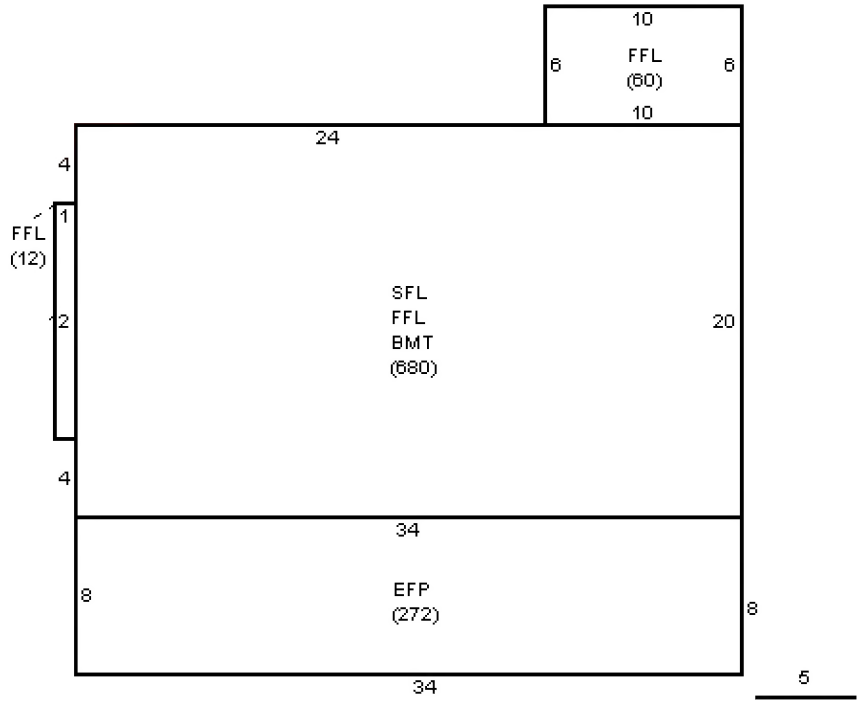
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	174.77
Special Features:	0	Val/Su Net:	103.78
Final Total:	247400	Val/Su SzAd	172.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	752	174.770	131,427
BMT	Basement	680	52.430	35,653
SFL	Second Floor	680	174.770	118,844
EFP	Enclos Porch	272	37.080	10,086

Net Sketched Area: 2,384 | Total: 296,010

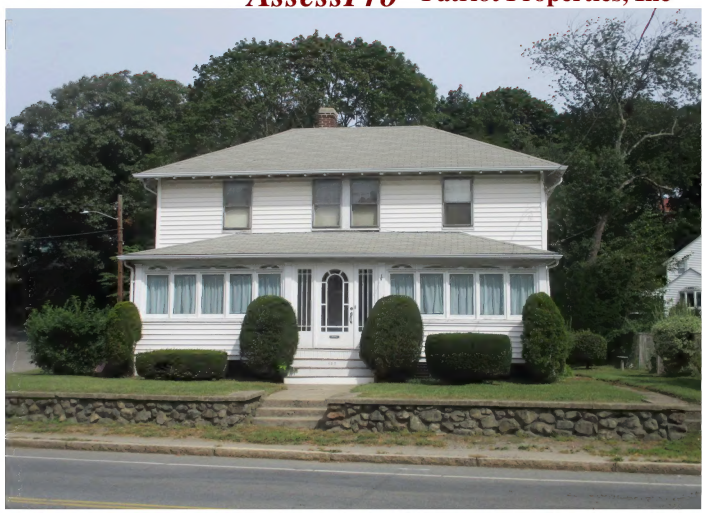
Size Ad 1432 | Gross Area 2384 | FinArea 1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1924	24.62	T	40	101			3,800			3,800

More: N | Total Yard Items: 3,800 | Total Special Featues: | Total: 3,800